

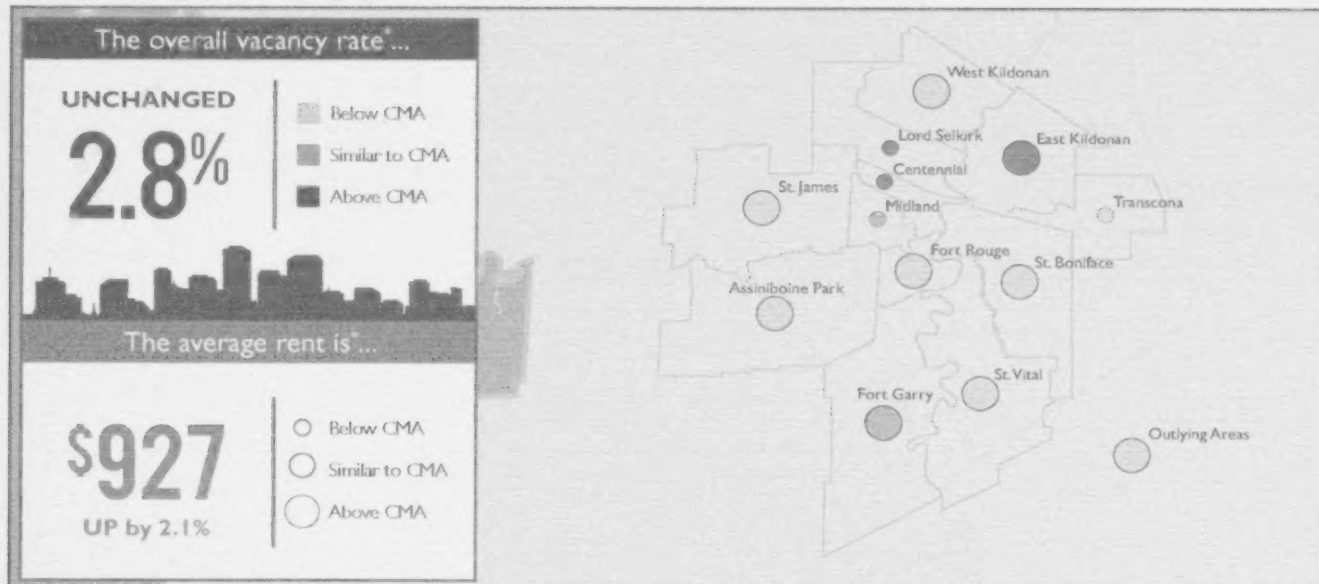
RENTAL MARKET REPORT

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.1%	3.0%	2.7%	3.6%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$634 Avg. Rent	\$836 Avg. Rent	\$1,068 Avg. Rent	\$1,327 Avg. Rent

"Supply and demand conditions have kept Winnipeg's vacancy rate stable."

Lai Sing Louie
Regional Economist (Prairies and Territories)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Highlights

- The apartment vacancy rate in the Winnipeg CMA was 2.8 per cent in October 2016.
- The average two-bedroom rent was \$1,068 in October 2016 compared to \$1,045 in October 2015.
- Same sample rents increased by 2.1 per cent in October 2016 from a year earlier.

Vacancy rate in Winnipeg remained stable

According to the results of the Fall Rental Market Survey, the vacancy rate in the Winnipeg Census Metropolitan Area (CMA) was 2.8 per cent in October 2016 compared to 2.9 per cent in October 2015¹. Elevated migration helped increase demand for rental units while newly completed rental units lifted supply. The change in the overall vacancy rate was not statistically significant. The growth in same sample rents moderated from last year, but was still above the guidelines set out by the Manitoba Residential Tenancies Board.

Demand pressures balance out

While strong migration figures have put downward pressure on the vacancy rate, relatively flat employment growth has provided tempered rental demand. Migration flows to Manitoba are elevated compared to historical levels so far in 2016. During the first half of the year, net migration figures to the province

increased 128 per cent year-over-year, with 8,455 people having moved to the province. Contributing to the growth was a 27 per cent increase in international migrants coming to the province at the end of the second quarter. Many of the migrants are expected to have moved to Winnipeg.

As of October 2016, total employment in Winnipeg was marginally higher per cent on a seasonally adjusted basis when compared to last year,² especially when compared to the employment growth that occurred last year. The unemployment rate rose 0.3 per cent relative to the previous quarter, with the seasonally adjusted figure increasing to 6.6 per cent in September. This is an elevated unemployment rate for Winnipeg. Much of this growth is due to labor force growth outpacing employment growth.

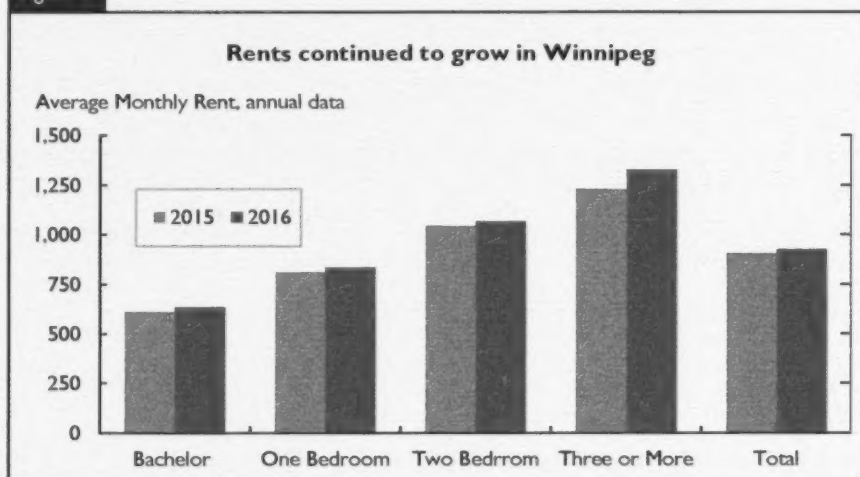
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Rental supply increases slightly

In 2016, there was a net increase of 185 units in the Winnipeg CMA. Although 538 rental apartment completions were recorded between 2015 Q3 and 2016 Q2 in the CMA³, several existing buildings were either decommissioned or converted from purpose built rental to condominium ownership, reducing the overall net gain in the universe. Downtown (zones one through four) experienced a net loss of 60 units, while suburban Winnipeg gained 245 units.

Figure 1



Source: CMHC (October Surveys), Last observation: October 2016

¹ The survey is based on privately initiated rental apartment structures of three or more units.

² Source: Statistics Canada, Cansim Table 282-0135

³ Source: CMHC Housing Information Portal, <https://www03.cmhc-schl.gc.ca/hmiportal/>

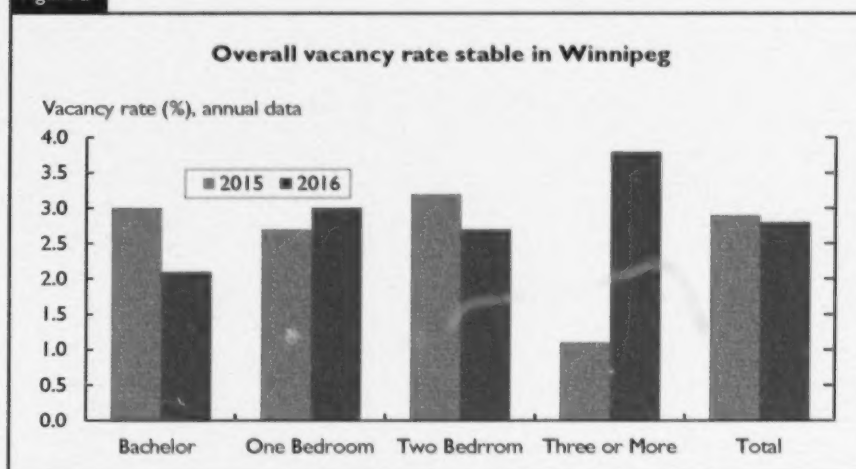
CMHC collected information on tenant turnover⁴ for the first time this fall. The overall turnover rate in the Winnipeg CMA was 25 per cent in October 2016. Winnipeg's turnover rate is lower than the other Prairie CMAs.

Growth in same sample rents moderated

Growth in two-bedroom same sample rents⁵ moderated from 3.3 per cent in October 2015 to 2.0 per cent in October 2016. However, rents grew by more than the prescribed rent increase for 2016 of 1.1 per cent⁶. Buildings built before March 1st, 2001 are exempt from rent increase guidelines, as well buildings that rent above \$1,495 per month. These buildings are starting to take a larger share of the market as older buildings are decommissioned.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment⁷ was \$1,068 per month in October 2016 compared to \$1,045 in October 2015.

Figure 2



Source: CMHC (October Surveys), Last observation: October 2016

Winnipeg Rental Condominium Market continues to grow

The rental condominium vacancy rate in the Winnipeg CMA was lower than in the purpose built rental market, at 1.8 per cent in 2016. Average rent for a two bedroom condominium unit was \$1,300 per month in October 2016, \$232 dollars per

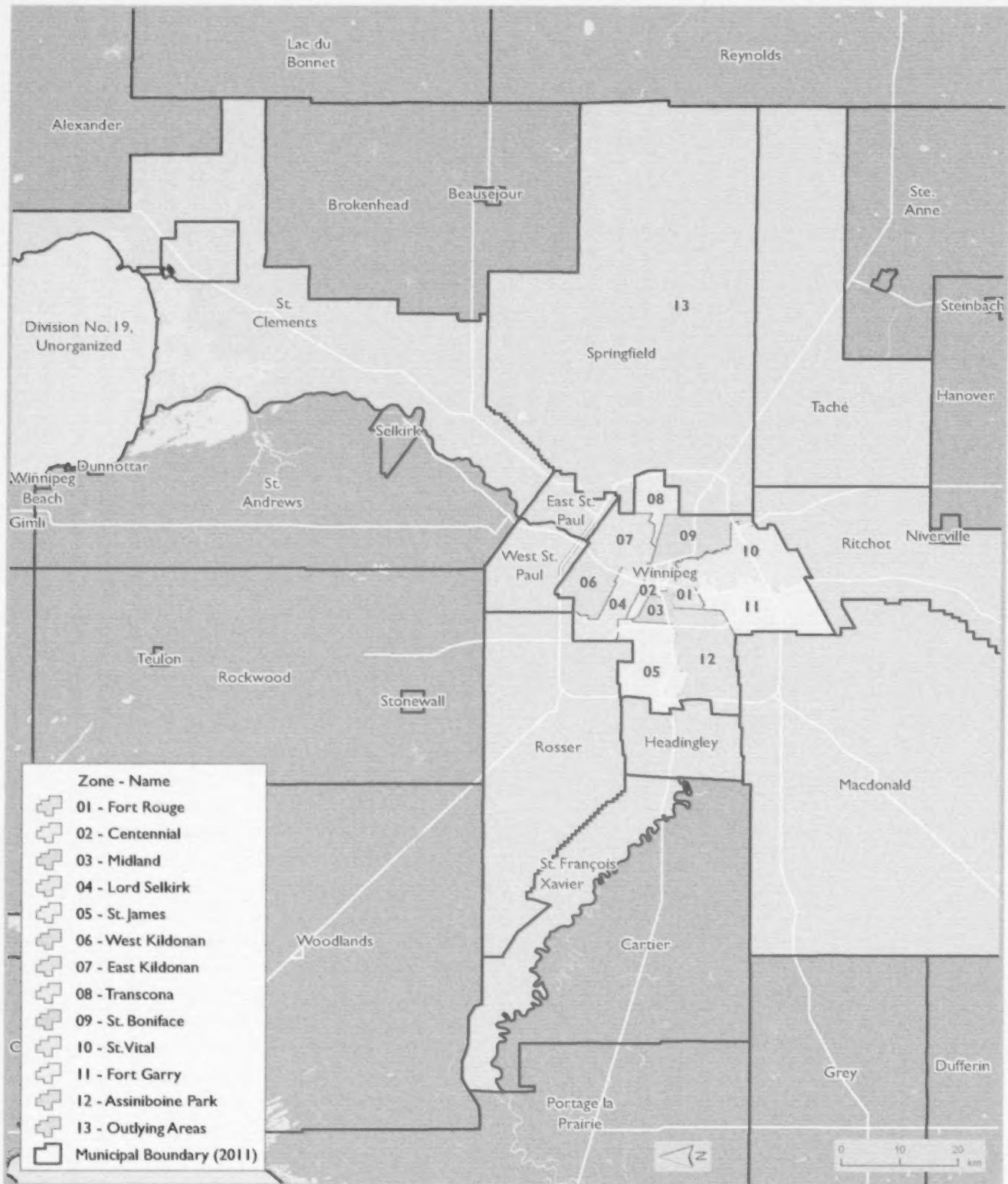
month more than the average rent in the purpose built rental market. Rented condominiums represent a growing secondary rental market which offers additional amenities not typically offered in purpose-built rentals. There were 73 more rental condos in Winnipeg in 2016 than 2015, bringing the total to 3,084 units. Rental condominiums make up 18 per cent of all condominiums in Winnipeg.

⁴ A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

⁵ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2015 and 2016 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

⁶ Source: https://www.gov.mb.ca/ccar/tb/ot/rbnewsletters/opendoors_35_fall2015.pdf

⁷ Rents may not include utilities such as heating and electricity.



RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	Fort Rouge - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	Centennial - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	Midland - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	Lord Selkirk - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	Core Area
Zone 5	St. James - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	West Kildonan - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	East Kildonan - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	Transcona - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	St. Boniface - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	St. Vital - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	Fort Garry - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	Assiniboine Park - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	Suburban Areas
Zone 13	Outlying Areas
Zones 1-12	Winnipeg CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	Core
Sub Area 2	Suburban North
Sub Area 3	Suburban South
Sub Area 4	Outlying Areas
Sub Areas 1-4	Winnipeg CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
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- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
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- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

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- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
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- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
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- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	3.3	1.8	3.0	2.7	3.1	1.8	1.1	3.2	3.0	2.3
Zone 2 - Centennial	3.1	2.0	3.0	4.3	4.2	4.6	**	**	3.3	3.9
Zone 3 - Midland	2.3	1.8	2.8	2.9	4.0	3.4	0.0	**	3.0	2.8
Zone 4 - Lord Selkirk	0.0	**	2.3	4.7	4.9	5.6	0.0	**	3.2	5.1
Core Area (Zones 1-4)	2.8	1.9	2.9	3.4	3.7	3.2	0.6	4.0	3.1	3.2
Zone 5 - St. James	3.7	2.3	3.4	3.0	3.6	1.9	0.0	0.0	3.4	2.4
Zone 6 - West Kildonan	4.4	4.2	3.6	3.5	1.8	2.0	1.0	0.0	2.6	2.6
Zone 7 - East Kildonan	1.3	2.9	2.7	1.9	4.8	5.0	1.2	**	3.4	3.3
Zone 8 - Transcona	**	**	1.0	2.2	0.9	1.3	**	**	0.9	1.7
Zone 9 - St. Boniface	**	5.1	2.3	2.2	2.1	2.2	**	1.1	2.5	2.3
Zone 10 - St. Vital	0.0	0.0	1.4	2.5	2.0	1.9	1.1	0.0	1.7	2.1
Zone 11 - Fort Garry	1.5	2.2	1.7	3.8	2.4	1.8	0.6	4.7	2.1	2.8
Zone 12 - Assiniboine Park	4.7	2.3	2.7	1.5	3.4	2.0	**	**	3.2	2.2
Suburban Areas (Zones 5-12)	3.3	2.6	2.6	2.6	3.0	2.5	1.3	3.7	2.8	2.6
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	0.8
Winnipeg CMA	3.0	2.1	2.7	3.0	3.2	2.7	1.1	3.6	2.9	2.8

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	611	633	850	852	1,123	1,145	1,450	1,426	960	963
Zone 2 - Centennial	600	620	782	801	1,059	1,009	**	**	826	817
Zone 3 - Midland	574	599	658	681	810	868	987	**	682	712
Zone 4 - Lord Selkirk	431	442	612	674	735	773	839	**	662	708
Core Area (Zones 1-4)	589	610	763	782	1,015	1,024	1,271	1,327	829	840
Zone 5 - St. James	722	697	887	883	1,067	1,078	1,429	1,576	975	977
Zone 6 - West Kildonan	628	617	884	871	1,025	1,044	1,066	1,168	962	968
Zone 7 - East Kildonan	578	648	805	846	1,015	1,060	1,161	1,303	890	936
Zone 8 - Transcona	**	**	777	733	852	823	**	**	822	785
Zone 9 - St. Boniface	604	638	780	818	1,031	1,085	1,361	1,395	901	959
Zone 10 - St. Vital	719	754	885	894	1,108	1,115	1,186	1,263	990	991
Zone 11 - Fort Garry	710	763	856	920	1,052	1,115	1,227	1,241	977	1,024
Zone 12 - Assiniboine Park	694	697	932	968	1,190	1,181	1,345	1,561	1,077	1,094
Suburban Areas (Zones 5-12)	662	685	847	873	1,054	1,083	1,226	1,348	950	977
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	1,283
Winnipeg CMA	613	634	813	836	1,045	1,068	1,230	1,327	906	927

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	398	402	3,923	3,931	2,897	2,955	172	181	7,390	7,469
Zone 2 - Centennial	1,227	1,242	3,800	3,807	1,656	1,665	35	50	6,718	6,764
Zone 3 - Midland	900	892	2,764	2,664	1,081	1,031	48	47	4,793	4,634
Zone 4 - Lord Selkirk	63	62	805	788	643	633	60	62	1,571	1,545
Core Area (Zones 1-4)	2,588	2,598	11,292	11,190	6,277	6,284	315	340	20,472	20,412
Zone 5 - St. James	447	428	2,736	2,754	3,025	3,048	185	185	6,393	6,415
Zone 6 - West Kildonan	43	42	1,709	1,714	2,258	2,254	132	132	4,142	4,142
Zone 7 - East Kildonan	256	225	4,483	4,445	3,285	3,283	246	251	8,270	8,204
Zone 8 - Transcona	7	7	192	190	226	228	24	24	449	449
Zone 9 - St. Boniface	174	174	2,028	2,047	2,167	2,288	64	88	4,433	4,597
Zone 10 - St. Vital	116	117	1,969	1,990	1,944	1,968	78	78	4,107	4,153
Zone 11 - Fort Garry	87	69	1,899	1,938	2,858	2,851	161	163	5,005	5,021
Zone 12 - Assiniboine Park	39	39	775	796	1,115	1,144	56	69	1,985	2,048
Suburban Areas (Zones 5-12)	1,169	1,101	15,791	15,874	16,878	17,064	946	990	34,784	35,029
Zone 13 - Outlying Areas	0	0	9	9	39	39	72	72	120	120
Winnipeg CMA	3,757	3,699	27,092	27,073	23,194	23,387	1,333	1,402	55,376	55,561

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	4.9 d	3.1 d	4.7 b	3.7 b	5.2 b	2.8 a	3.0	3.2	4.9	3.3 b
Zone 2 - Centennial	6.4 b	3.1	5.9	7.1	9.5	5.9 b	**	**	6.9	6.0
Zone 3 - Midland	3.4 b	4.0 c	4.0 b	4.3 c	4.3 d	4.8 c	0.0	**	3.9 b	4.4 b
Zone 4 - Lord Selkirk	0.0 c	**	3.9	5.5	5.7 c	**	1.9	**	4.4 b	5.8 c
Core Area (Zones 1-4)	4.9 b	3.4	4.9	5.1	6.3	4.4 b	1.8	5.7	5.3	4.7
Zone 5 - St. James	5.7 c	3.0 b	6.2 b	4.1 b	8.3 b	2.5 b	3.2 d	0.0	7.1	3.2 b
Zone 6 - West Kildonan	4.4 c	4.2	7.0	4.1	3.6 b	3.1 b	5.9 d	**	5.1	3.5 b
Zone 7 - East Kildonan	2.3 b	2.9	5.3	2.9	6.3 b	7.1 b	3.2 b	**	5.5	4.8 b
Zone 8 - Transcona	**	**	4.1	2.2	2.2	1.3	**	**	2.9	1.7
Zone 9 - St. Boniface	**	5.1 d	3.9	4.3	6.3	5.2	**	1.1	5.4	4.7
Zone 10 - St. Vital	2.0 b	1.0	4.9	3.3 b	4.2	3.1 c	2.2	0.0	4.5	3.1
Zone 11 - Fort Garry	2.9 c	2.2 c	4.1 b	4.6	5.9	4.2 b	5.7 b	4.7 d	5.1	4.3 b
Zone 12 - Assiniboine Park	11.1	2.3	6.3	1.8 c	5.5 b	4.0 c	**	**	6.0 b	3.7 c
Suburban Areas (Zones 5-12)	5.5	3.0	5.3	3.6	5.9	4.3	4.1	6.8	5.6	4.0
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	0.8
Winnipeg CMA	5.1 b	3.3 b	5.1	4.2	6.0	4.3	3.4	6.1	5.5	4.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	5.2 d	**	5.8 b	++	3.6 c	++	**	++	4.5 b	++
Zone 2 - Centennial	4.3 c	2.5 c	3.1 c	1.8 c	2.8 b	**	**	**	3.1 c	2.2 c
Zone 3 - Midland	2.6 b	4.1 d	3.3 d	3.2 d	1.8 c	**	++	**	3.3 b	4.8 b
Zone 4 - Lord Selkirk	++	**	-1.4	8.5 b	++	4.6	1.1 d	**	++	6.9 b
Core Area (Zones 1-4)	3.8	3.0	3.9	2.0	2.7	2.4	**	++	3.4	2.3
Zone 5 - St. James	5.1 c	++	4.3 b	**	4.9 c	**	**	++	4.6 b	**
Zone 6 - West Kildonan	8.3 b	-1.0	4.1 b	-1.3	3.2 b	++	2.5 b	**	3.5 b	++
Zone 7 - East Kildonan	4.5 b	3.9	4.5 a	4.2	3.9 c	4.3 c	8.1 b	3.8 c	4.4 b	4.2 b
Zone 8 - Transcona	**	**	4.7 a	++	3.9 b	-1.2 c	**	**	4.5 a	++
Zone 9 - St. Boniface	++	3.4	4.0 c	1.8 b	3.3 b	2.2 b	**	++	3.2 c	2.1 b
Zone 10 - St. Vital	5.6 a	1.7	4.8 a	++	4.6 b	++	2.9	3.6 c	4.5 b	++
Zone 11 - Fort Garry	5.2 d	8.2 b	3.2 c	5.3	2.9 b	4.5 d	4.6	2.2 c	2.9 b	4.7 c
Zone 12 - Assiniboine Park	0.1 a	0.9	++	4.9	++	5.5	4.5 d	1.8	++	5.3 d
Suburban Areas (Zones 5-12)	4.5 b	2.2	4.0	1.9	3.7	1.8	5.3	++	3.8	1.9
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	**
Winnipeg CMA	4.1 b	2.6	3.9	1.9	3.3	2.0	5.5	++	3.6	2.1

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	n/a	**	n/a	23.6	n/a	25.7	n/a	**	n/a	24.5
Zone 2 - Centennial	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3 - Midland	n/a	**	n/a	26.0	n/a	**	n/a	**	n/a	25.9
Zone 4 - Lord Selkirk	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Core Area (Zones 1-4)	n/a	27.2	n/a	27.6	n/a	29.1	n/a	**	n/a	27.9
Zone 5 - St. James	n/a	**	n/a	13.2	n/a	12.1	n/a	**	n/a	13.3
Zone 6 - West Kildonan	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 7 - East Kildonan	n/a	18.0 d	n/a	22.4	n/a	25.1	n/a	**	n/a	23.7
Zone 8 - Transcona	n/a	**	n/a	21.7 d	n/a	22.2	n/a	**	n/a	21.9 d
Zone 9 - St. Boniface	n/a	**	n/a	18.7 d	n/a	30.1	n/a	**	n/a	24.4
Zone 10 - St. Vital	n/a	**	n/a	24.7	n/a	**	n/a	**	n/a	26.3
Zone 11 - Fort Garry	n/a	**	n/a	24.9 d	n/a	24.8	n/a	**	n/a	25.5 d
Zone 12 - Assiniboine Park	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Suburban Areas (Zones 5-12)	n/a	**	n/a	21.8	n/a	23.8	n/a	**	n/a	23.0
Zone 13 - Outlying Areas	n/a	-	n/a	**	n/a	**	n/a	**	n/a	18.3
Winnipeg CMA	n/a	25.6	n/a	24.2	n/a	25.2	n/a	26.1	n/a	24.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
Pre 1940	3.7	2.7	5.1	5.4	3.9	3.8	**	**	4.4	4.5
1940 - 1959	3.8	2.8	3.3	3.5	4.6	2.8	2.6	0.0	3.7	3.3
1960 - 1974	2.2	1.6	2.2	2.7	2.7	2.2	0.9	1.9	2.4	2.4
1975 - 1989	2.3	0.7	2.5	2.1	2.4	2.7	0.8	**	2.4	2.4
1990 - 2004	-	-	2.9	1.6	1.9	3.1	-	-	2.2	2.7
2005+	**	**	1.6	1.5	5.0	3.2	**	3.6	4.2	2.9
Total	3.0	2.1	2.7	3.0	3.2	2.7	1.1	3.6	2.9	2.8

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
Pre 1940	532	538	654	693	828	828	1,190	1,123	695	716
1940 - 1959	620	634	743	753	935	961	1,202	1,107	778	786
1960 - 1974	660	681	831	854	1,024	1,037	1,376	1,363	905	921
1975 - 1989	677	732	845	861	1,013	1,040	1,149	1,252	938	954
1990 - 2004	-	-	942	925	1,191	1,150	-	-	1,123	1,089
2005+	**	**	1,171	1,157	1,306	1,323	1,242	1,436	1,271	1,295
Total	613	634	813	836	1,045	1,068	1,230	1,327	906	927

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
Pre 1940	n/a	**	n/a	28.6	n/a	26.5	n/a	**	n/a	26.9
1940 - 1959	n/a	**	n/a	22.6	n/a	28.9	n/a	**	n/a	24.8
1960 - 1974	n/a	**	n/a	22.5	n/a	23.6	n/a	**	n/a	23.1
1975 - 1989	n/a	25.3	n/a	21.0	n/a	17.0	n/a	**	n/a	19.4
1990 - 2004	n/a	-	n/a	**	n/a	**	n/a	-	n/a	**
2005+	n/a	**	n/a	48.3	n/a	36.8	n/a	**	n/a	39.3
Total	n/a	25.6	n/a	24.2	n/a	25.2	n/a	28.1	n/a	24.8

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
3 to 5 Units	**	**	3.7	**	**	5.5	**	**	5.3	6.0
6 to 19 Units	1.8	2.2	2.3	3.2	2.6	3.6	0.0	**	2.3	3.3
20 to 49 Units	4.1	2.2	3.6	3.7	3.0	2.5	0.4	**	3.4	3.1
50 to 99 Units	2.8	3.9	2.9	2.6	3.1	3.0	2.2	**	3.0	2.9
100+ Units	1.9	1.0	2.0	2.3	3.4	2.2	0.9	1.8	2.5	2.2
Total	3.0	2.1	2.7	3.0	3.2	2.7	1.1	3.6	2.9	2.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
3 to 5 Units	478	477	661	695	836	850	1,065	1,109	729	780
6 to 19 Units	570	586	692	710	848	891	1,086	1,044	740	765
20 to 49 Units	584	597	742	770	957	992	1,170	1,235	815	841
50 to 99 Units	592	629	865	904	1,096	1,158	1,298	1,473	991	1,040
100+ Units	720	739	900	912	1,133	1,130	1,296	1,408	1,000	1,001
Total	613	634	813	836	1,045	1,068	1,230	1,327	906	927

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Winnipeg CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	4.1	**	**	1.5	3.7	2.0	2.8	2.8	3.0	2.8
Zone 2 - Centennial	0.0	**	2.0	3.5	3.7	3.7	2.9	4.8	3.6	3.9
Zone 3 - Midland	**	**	2.3	3.0	3.3	2.5	2.0	**	**	**
Zone 4 - Lord Selkirk	5.2	**	2.5	4.9	4.4	4.1	**	**	**	**
Core Area (Zones 1-4)	4.7	**	2.1	2.8	3.6	2.8	2.7	3.7	3.2	3.2
Zone 5 - St. James	**	**	5.9	5.7	4.3	3.9	2.9	3.3	2.9	0.9
Zone 6 - West Kildonan	**	4.0	**	3.6	2.6	2.9	0.9	1.6	3.3	2.8
Zone 7 - East Kildonan	1.4	**	1.3	3.7	2.3	3.4	7.7	4.7	2.0	2.3
Zone 8 - Transcona	**	**	2.2	1.0	**	**	**	**	-	-
Zone 9 - St. Boniface	**	**	1.8	3.2	6.4	2.8	0.1	1.3	2.5	1.8
Zone 10 - St. Vital	**	**	0.5	4.2	3.2	3.3	2.9	1.8	0.5	1.2
Zone 11 - Fort Garry	**	**	5.7	5.7	2.7	4.0	0.3	2.2	2.0	2.0
Zone 12 - Assiniboine Park	**	**	1.8	**	2.2	**	3.9	2.6	**	**
Suburban Areas (Zones 5-12)	6.1	3.4	2.6	3.8	3.2	3.3	3.1	2.8	2.2	1.7
Zone 13 - Outlying Areas	-	-	**	2.8	**	**	-	-	-	-
Winnipeg CMA	5.3	6.0	2.3	3.3	3.4	3.1	3.0	2.9	2.5	2.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	28.5
6 to 19 Units	n/a	**	n/a	24.0	n/a	27.0	n/a	**	n/a	26.2
20 to 49 Units	n/a	**	n/a	23.5	n/a	25.0	n/a	**	n/a	24.5
50 to 99 Units	n/a	**	n/a	25.9	n/a	30.8	n/a	**	n/a	28.6
100+ Units	n/a	19.4	n/a	23.9	n/a	19.2	n/a	**	n/a	21.8
Total	n/a	25.6	n/a	24.2	n/a	25.2	n/a	28.1	n/a	24.8

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
LT \$500	3.1	1.9	4.1	2.1	**	**	**	**	4.8	2.4
\$500 - \$699	2.8	2.3	1.6	2.8	2.6	3.0	**	**	2.0	2.8
\$700 - \$899	2.7	2.0	2.9	3.4	2.2	2.9	0.0	**	2.7	3.2
\$900 - \$1099	**	3.3	3.4	2.3	2.9	2.7	0.7	0.5	3.1	2.5
\$1100 - \$1299	**	**	2.7	3.9	2.1	1.4	1.4	3.6	2.2	1.9
\$1300+	**	**	5.4	8.8	7.8	5.3	1.7	3.9	6.9	5.4
Total	3.0	2.1	2.7	3.0	3.2	2.7	1.1	3.6	2.9	2.8

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	3.6	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	0.0	0.0
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1.4	**
Core Area (Zones 1-4)	**	**	**	**	2.6	0.7	2.0	0.0	2.2	**
Zone 5 - St. James	-	-	-	-	3.4	**	**	2.3	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	-	**	4.8	**	4.3	9.3	3.8	5.5
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	5.6	0.6	5.5	0.8
Zone 10 - St. Vital	-	-	-	-	-	-	1.5	0.0	1.5	0.0
Zone 11 - Fort Garry	-	-	-	-	**	**	10.6	3.1	9.3	7.3
Zone 12 - Assiniboine Park	**	**	**	**	**	**	20.0	**	9.7	**
Suburban Areas (Zones 5-12)	0.0	**	**	**	3.5	**	6.6	2.7	5.8	3.8
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1.0	**
Winnipeg CMA	0.0	**	**	**	2.9	**	5.6	2.1	4.6	2.9

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	857	885
Zone 3 - Midland	**	**	**	**	812	**	**	**	796	807
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1,036	848
Core Area (Zones 1-4)	**	**	781	780	861	842	997	971	905	893
Zone 5 - St. James	-	-	-	-	804	**	**	**	826	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	-	**	948	961	1,082	1,141	960	978
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	1,309	1,306	1,290	1,286
Zone 10 - St. Vital	-	-	-	-	-	-	1,084	1,109	1,084	1,109
Zone 11 - Fort Garry	-	-	-	-	**	**	1,325	1,258	1,350	1,252
Zone 12 - Assiniboine Park	**	**	**	**	**	**	1,521	**	1,210	**
Suburban Areas (Zones 5-12)	622	**	**	**	1,054	993	1,258	1,266	1,200	1,213
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1,262	1,315
Winnipeg CMA	623	645	803	817	954	897	1,232	1,237	1,139	1,153

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	0	0	0	0	13	13	3	6	16	19
Zone 2 - Centennial	0	0	14	14	88	89	49	54	151	157
Zone 3 - Midland	1	1	10	18	32	32	11	11	54	62
Zone 4 - Lord Selkirk	0	0	0	0	35	35	42	42	77	77
Core Area (Zones 1-4)	1	1	24	32	168	169	105	113	298	315
Zone 5 - St. James	0	0	0	0	29	29	43	43	72	72
Zone 6 - West Kildonan	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 7 - East Kildonan	20	30	0	2	42	42	69	75	131	149
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	22	24	342	344	364	368
Zone 10 - St. Vital	0	0	0	0	0	0	67	67	67	67
Zone 11 - Fort Garry	0	0	0	0	38	86	189	229	227	315
Zone 12 - Assiniboine Park	10	10	10	10	12	12	30	30	62	62
Suburban Areas (Zones 5-12)	30	40	10	12	143	193	752	800	935	1,045
Zone 13 - Outlying Areas	0	0	0	0	13	13	87	104	100	117
Winnipeg CMA	31	41	34	44	324	375	944	1,017	1,333	1,477

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	5.8	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	0.0
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	4.2	**
Core Area (Zones 1-4)	**	**	**	**	6.0	0.7	3.0	**	4.4	**
Zone 5 - St. James	-	-	-	-	3.4	**	**	4.7	**	3.9
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	-	**	11.9	**	4.3	14.7	6.1	8.7
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	14.0	4.1	13.5	4.1
Zone 10 - St. Vital	-	-	-	-	-	-	1.5	0.0	1.5	0.0
Zone 11 - Fort Garry	-	-	-	-	**	**	22.2	9.2	18.9	13.0
Zone 12 - Assiniboine Park	**	**	**	**	**	**	23.3	**	12.9	**
Suburban Areas (Zones 5-12)	0.0	**	**	**	5.4	**	13.6	6.7	11.8	7.5
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1.0	1.8
Winnipeg CMA	0.0	**	3.1	**	5.6	**	11.2	5.5	9.3	5.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
	to	to	to	to	to	to	to	to	to	to
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	-	-	-	-	-	**	-	**	-	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	1.5
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	++
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	3.5	1.9	**	++	3.2	2.2
Zone 5 - St. James	-	-	-	-	**	**	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	-	**	3.9	++	**	**	**	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	++	-0.2	++	-0.3
Zone 10 - St. Vital	-	-	-	-	-	-	2.7	2.4	2.7	2.4
Zone 11 - Fort Garry	-	-	-	-	**	**	++	++	++	++
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	++	++	1.6	1.4	1.5	2.5
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	3.2	3.4
Winnipeg CMA	8.5	**	**	3.6	**	1.7	1.7	1.5	2.0	2.6

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 2 - Centennial	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3 - Midland	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 4 - Lord Selkirk	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Core Area (Zones 1-4)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 5 - St. James	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 6 - West Kildonan	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Zone 7 - East Kildonan	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 8 - Transcona	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Zone 9 - St. Boniface	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 10 - St. Vital	n/a	-	n/a	-	n/a	-	n/a	14.9	n/a	14.9
Zone 11 - Fort Garry	n/a	-	n/a	-	n/a	**	n/a	26.1	n/a	**
Zone 12 - Assiniboine Park	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Suburban Areas (Zones 5-12)	n/a	**	n/a	**	n/a	**	n/a	27.8	n/a	28.5
Zone 13 - Outlying Areas	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Winnipeg CMA	n/a	**	n/a	**	n/a	**	n/a	26.8	n/a	26.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	3.3	1.8	3.0	2.7	3.1	1.8	1.1	2.9	3.0	2.3
Zone 2 - Centennial	3.1	2.0	3.0	4.3	4.1	4.4	2.4	0.0	3.3	3.9
Zone 3 - Midland	2.3	1.8	2.8	2.9	3.9	3.4	0.0	**	2.9	2.8
Zone 4 - Lord Selkirk	0.0	**	2.3	4.7	4.7	5.3	0.0	**	3.1	4.9
Core Area (Zones 1-4)	2.8	1.9	2.9	3.4	3.7	3.2	0.9	2.6	3.1	3.1
Zone 5 - St. James	3.7	2.3	3.4	3.0	3.6	1.9	0.0	**	3.4	2.4
Zone 6 - West Kildonan	4.4	4.2	3.6	3.5	1.8	2.0	1.0	0.0	2.6	2.6
Zone 7 - East Kildonan	1.2	2.5	2.7	1.9	4.8	5.0	1.9	**	3.4	3.3
Zone 8 - Transcona	**	**	1.0	2.2	0.9	1.3	**	**	0.9	1.6
Zone 9 - St. Boniface	**	5.1	2.3	2.2	2.1	2.3	5.7	0.7	2.7	2.2
Zone 10 - St. Vital	0.0	0.0	1.4	2.5	2.0	1.9	1.3	0.0	1.7	2.1
Zone 11 - Fort Garry	1.5	2.2	1.7	3.8	2.4	2.4	6.0	3.6	2.4	3.1
Zone 12 - Assiniboine Park	4.0	2.0	2.6	1.5	3.4	2.0	**	**	3.4	2.3
Suburban Areas (Zones 5-12)	3.3	2.5	2.6	2.6	3.0	2.6	3.6	3.2	2.8	2.6
Zone 13 - Outlying Areas	-	-	**	**	**	**	1.5	0.6	2.2	0.4
Winnipeg CMA	2.9	2.1	2.7	3.0	3.2	2.8	3.0	2.8	2.9	2.8

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	611	633	850	852	1,122	1,144	1,450	1,426	960	964
Zone 2 - Centennial	600	620	782	801	1,047	1,001	1,171	1,089	827	819
Zone 3 - Midland	574	599	659	681	810	868	953	**	683	713
Zone 4 - Lord Selkirk	431	442	612	674	750	776	948	**	680	715
Core Area (Zones 1-4)	589	610	763	782	1,011	1,019	1,205	1,195	830	840
Zone 5 - St. James	722	697	887	883	1,063	1,077	1,348	1,483	974	980
Zone 6 - West Kildonan	628	617	884	871	1,025	1,044	1,066	1,168	962	968
Zone 7 - East Kildonan	577	642	805	846	1,014	1,059	1,145	1,247	891	936
Zone 8 - Transcona	**	**	777	733	852	823	**	**	826	788
Zone 9 - St. Boniface	604	638	780	818	1,031	1,084	1,315	1,326	931	983
Zone 10 - St. Vital	719	754	885	894	1,108	1,115	1,141	1,196	991	993
Zone 11 - Fort Garry	710	763	856	920	1,058	1,115	1,280	1,253	993	1,038
Zone 12 - Assiniboine Park	700	709	932	967	1,189	1,182	1,415	1,620	1,081	1,101
Suburban Areas (Zones 5-12)	661	684	847	873	1,054	1,083	1,240	1,303	956	983
Zone 13 - Outlying Areas	-	-	**	**	**	1,593	1,205	1,238	1,271	1,298
Winnipeg CMA	613	634	813	836	1,043	1,066	1,231	1,280	912	933

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	398	402	3,923	3,931	2,910	2,968	175	187	7,406	7,488
Zone 2 - Centennial	1,227	1,242	3,814	3,821	1,744	1,754	84	104	6,869	6,921
Zone 3 - Midland	901	893	2,774	2,682	1,113	1,063	59	58	4,847	4,696
Zone 4 - Lord Selkirk	63	62	805	788	678	668	102	104	1,648	1,622
Core Area (Zones 1-4)	2,589	2,599	11,316	11,222	6,445	6,453	420	453	20,770	20,727
Zone 5 - St. James	447	428	2,736	2,754	3,054	3,077	228	228	6,465	6,487
Zone 6 - West Kildonan	43	42	1,709	1,714	2,258	2,254	132	132	4,142	4,142
Zone 7 - East Kildonan	276	255	4,483	4,447	3,327	3,325	315	326	8,401	8,353
Zone 8 - Transcona	7	7	192	190	226	228	36	36	461	461
Zone 9 - St. Boniface	174	174	2,028	2,047	2,189	2,312	406	432	4,797	4,965
Zone 10 - St. Vital	116	117	1,969	1,990	1,944	1,968	145	145	4,174	4,220
Zone 11 - Fort Garry	87	69	1,899	1,938	2,896	2,937	350	392	5,232	5,336
Zone 12 - Assiniboine Park	49	49	785	806	1,127	1,156	86	99	2,047	2,110
Suburban Areas (Zones 5-12)	1,199	1,141	15,801	15,886	17,021	17,257	1,698	1,790	35,719	36,074
Zone 13 - Outlying Areas	0	0	9	9	52	52	159	176	220	237
Winnipeg CMA	3,788	3,740	27,126	27,117	23,518	23,762	2,277	2,419	56,709	57,038

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	4.9	3.1	4.7	3.7	5.2	2.8	2.9	2.9	4.9	3.3
Zone 2 - Centennial	6.4	3.1	5.9	7.1	9.4	5.7	2.4	**	6.8	6.0
Zone 3 - Midland	3.4	4.0	4.0	4.3	4.3	4.7	0.0	**	3.9	4.4
Zone 4 - Lord Selkirk	0.0	**	3.9	5.5	5.7	**	2.2	**	4.4	5.6
Core Area (Zones 1-4)	4.9	3.4	4.9	5.1	6.2	4.3	2.1	3.9	5.3	4.6
Zone 5 - St. James	5.7	3.0	6.2	4.1	8.2	2.5	2.7	**	7.0	3.2
Zone 6 - West Kildonan	4.4	4.2	7.0	4.1	3.6	3.1	5.9	**	5.1	3.5
Zone 7 - East Kildonan	2.1	2.5	5.3	2.9	6.4	7.0	3.4	**	5.6	4.9
Zone 8 - Transcona	**	**	4.1	2.2	2.2	1.3	**	**	2.8	1.6
Zone 9 - St. Boniface	**	5.1	3.9	4.3	6.3	5.2	13.3	3.4	6.0	4.7
Zone 10 - St. Vital	2.0	1.0	4.9	3.3	4.2	3.1	1.9	0.0	4.4	3.0
Zone 11 - Fort Garry	2.9	2.2	4.1	4.6	5.8	4.8	14.6	7.6	5.7	4.9
Zone 12 - Assiniboine Park	9.5	2.0	6.3	1.7	5.5	4.1	12.4	**	6.2	3.9
Suburban Areas (Zones 5-12)	5.4	2.9	5.3	3.6	5.9	4.4	8.3	6.7	5.7	4.1
Zone 13 - Outlying Areas	-	-	**	**	**	**	1.5	1.7	3.3	1.3
Winnipeg CMA	5.1	3.2	5.1	4.2	6.0	4.3	6.6	5.8	5.5	4.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Winnipeg CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	5.2 d	**	5.8 b	++	3.6 c	++	**	++	4.5 b	++
Zone 2 - Centennial	4.3 c	2.5 c	3.1 c	1.8	2.8 b	1.9	2.9 b	**	3.0 c	2.1 c
Zone 3 - Midland	2.6 b	4.0	3.3 b	3.2	1.8 c	**	++	++	3.3 b	4.8 d
Zone 4 - Lord Selkirk	++	**	-1.4	8.5 b	++	4.6	2.0 c	++	++	6.8 b
Core Area (Zones 1-4)	3.8 c	3.0	3.9 b	2.0	2.7 b	2.4	5.7	++	3.4 b	2.3
Zone 5 - St. James	5.1 c	++	4.3 b	**	4.8 b	**	**	++	4.6 b	**
Zone 6 - West Kildonan	8.3 b	-1.0	4.1 b	-1.3	3.2 b	++	2.5 b	**	3.5 b	++
Zone 7 - East Kildonan	4.6 b	4.2 b	4.5 a	4.2 b	3.9 c	4.3	8.1 b	4.0 c	4.4 b	4.4 b
Zone 8 - Transcona	**	**	4.7 a	++	3.9 b	-1.2	**	**	4.6 a	++
Zone 9 - St. Boniface	++	3.4 d	4.0 c	1.8	3.2 a	2.2	1.2 a	++	2.9 b	1.8 b
Zone 10 - St. Vital	5.6 a	1.7 b	4.8 a	++	4.6 b	++	2.9 a	3.5	4.5 a	++
Zone 11 - Fort Garry	5.2 d	8.2	3.2 c	5.3	2.9 b	4.5	4.2 b	1.9	2.8 b	4.4 c
Zone 12 - Assiniboine Park	++	1.3	++	4.9	++	5.3	4.1 d	1.9	++	5.3
Suburban Areas (Zones 5-12)	4.5 b	2.4	4.0	1.9	3.6	1.7	5.0	1.2	3.7	1.9
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	2.1	3.5 d	2.6
Winnipeg CMA	4.2 b	2.6 b	3.9	1.9	3.3 a	2.0	5.1 c	++	3.6 a	2.1

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Winnipeg CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Fort Rouge	n/a	**	n/a	23.6 d	n/a	25.7	n/a	**	n/a	24.5
Zone 2 - Centennial	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3 - Midland	n/a	**	n/a	26.0 d	n/a	**	n/a	**	n/a	25.7 d
Zone 4 - Lord Selkirk	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Core Area (Zones 1-4)	n/a	27.3	n/a	27.2	n/a	29.3	n/a	**	n/a	27.7
Zone 5 - St. James	n/a	**	n/a	13.2	n/a	12.1 c	n/a	**	n/a	13.3
Zone 6 - West Kildonan	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 7 - East Kildonan	n/a	**	n/a	22.4 b	n/a	25.2	n/a	**	n/a	23.8 b
Zone 8 - Transcona	n/a	**	n/a	21.7 d	n/a	22.2 d	n/a	**	n/a	21.3 d
Zone 9 - St. Boniface	n/a	**	n/a	18.7	n/a	30.1	n/a	**	n/a	25.3
Zone 10 - St. Vital	n/a	**	n/a	24.7 d	n/a	**	n/a	**	n/a	26.1 d
Zone 11 - Fort Garry	n/a	**	n/a	24.9 d	n/a	24.8 d	n/a	**	n/a	25.5
Zone 12 - Assiniboine Park	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Suburban Areas (Zones 5-12)	n/a	**	n/a	21.8	n/a	23.8	n/a	29.1	n/a	23.2
Zone 13 - Outlying Areas	n/a	-	n/a	**	n/a	**	n/a	26.6	n/a	24.7
Winnipeg CMA	n/a	25.9	n/a	24.1	n/a	25.3	n/a	27.4	n/a	24.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%)
Winnipeg CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-15	Oct-16	Oct-15	Oct-16
Core	**	**	3.1	3.2
Suburban North	**	0.7	3.2	2.8
Suburban South	2.0	1.7	2.2	2.4
Outlying Areas	0.0	0.0	**	0.8
Winnipeg CMA	**	1.8	2.9	2.8

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹
Average Rents (\$) by Bedroom Type
Winnipeg CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Core	**	610	981	782	1,227	1,024	**	1,327
Suburban North	**	674	**	859	1,319	1,055	**	1,360
Suburban South	**	702	1,034	890	1,362	1,116	**	1,334
Outlying Areas	**	**	**	**	**	**	**	**
Winnipeg CMA	**	634	998	836	1,300	1,068	**	1,327

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents (\$)**by Bedroom Type****Winnipeg CMA - October 2016**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Core	**	**	921	981	1,248	1,227	**	**	1,117	1,130
Suburban North	**	**	956	**	1,121	1,319	**	**	1,067	1,289
Suburban South	**	**	1,058	1,034	1,422	1,362	**	**	1,348	1,282
Outlying Areas	**	**	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**	963	998	1,298	1,300	**	**	1,185	1,185

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹**Total Vacancy Rates (%)****By Building Size****Winnipeg CMA - October 2016**

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA				
3 to 24 Units	**	**	3.4	3.6
25 to 49 Units	**	**	2.8	2.8
50 to 99 Units	**	0.3	3.0	2.9
100+ Units	**	0.6	2.5	2.2
Total	**	1.8	2.9	2.8

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Winnipeg CMA - October 2016								
Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Core	4,424	4,962	850	967	19.2	19.5	**	**
Suburban North	2,995	2,977	**	354	**	11.9	**	0.7
Suburban South	8,082	8,661	**	1,685	**	19.5	2.0	1.7
Outlying Areas	493	581	**	22	**	3.8	0.0	0.0
Winnipeg CMA	15,994	17,181	3,011	3,084	18.8	18.0	**	1.8

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Project Size Winnipeg CMA - October 2016								
Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA								
3 to 24 Units	2,263	2,374	**	468	**	19.7	**	**
25 to 49 Units	2,338	2,679	**	**	**	**	**	**
50 to 99 Units	4,096	4,826	**	570	**	11.8	**	0.3
100+ Units	7,297	7,302	1,724	1,727	23.6	23.6	**	0.6
Total	15,994	17,181	3,011	3,084	18.8	18.0	**	1.8

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Winnipeg CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Winnipeg CMA										
Single Detached	**	**	**	**	**	921 c	1,226 d	1,197 c	1,126 c	1,097 c
Semi detached, Row and Duplex	**	**	706 d	**	940 b	971 d	1,098 b	1,147 c	1,027 b	1,088 b
Other-Primarily Accessory Suites	**	**	**	807 c	986 c	854 d	**	**	849 d	823 b
Total	**	**	776 c	832 c	953 c	926 c	1,164 b	1,173 b	1,051 b	1,054 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type
Winnipeg CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-15	Oct-16
Winnipeg CMA		
Single Detached	**	11,492 d
Semi detached, Row and Duplex	10,146 c	10,078 d
Other-Primarily Accessory Suites	**	**
Total	24,475	24,646

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a – Excellent
- b – Very good
- c – Good
- d – Fair (Use with Caution)
- nk – Poor – Suppressed
- ++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
- n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100]
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a - If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b - If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c - If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d - If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** - If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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